

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

U-06-26/U-70-14

AN ORDINANCE GRANTING A SPECIAL USE
PERMIT PURSUANT TO SECTION 16-08.005 (1)
(F) FOR A NURSING HOME FOR THE PURPOSES
OF A CHANGE OF OWNERSHIP AND A CHANGE
OF CONDITIONS.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as
follows:

SECTION 1. Under the provisions of Section 16-08.005 (1) (f) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a NURSING HOME is hereby approved and amended. Said use is granted to PHARR COURT ASSOCIATES, LLC, and is to be located at **2920 S. Pharr Court, N.W.**, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 100, 17th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements", and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

DESCRIPTION OF PROPERTY
(#2920 PHARR COURT SOUTH)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 100 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO REACH THE POINT OF BEGINNING COMMENCE AT A POINT FORMED BY THE WESTERLY RIGHT-OF-WAY OF PHARR COURT SOUTH (50' R/W) AND THE SOUTHERLY RIGHT-OF-WAY OF PHARR ROAD (50' R/W) AND PROCEED IN A SOUTHWESTERLY DIRECTION ALONG THE WESTERLY RIGHT-OF-WAY OF PHARR COURT SOUTH (50' R/W) THE FOLLOWING COURSES AND DISTANCES: 1) SOUTH 05°41'26" WEST A DISTANCE OF 40.54 FEET TO A POINT; 2) THENCE 83.51 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 265.00 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 14°43'08" WEST, 83.17 FEET TO A POINT; 3) THENCE SOUTH 23°44'50" WEST A DISTANCE OF 135.80 FEET TO A POINT; 4) THENCE 155.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 442.00 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 13°42'04" WEST, 154.21 FEET TO A POINT; 5) THENCE SOUTH 03°39'18" WEST A DISTANCE OF 25.15 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS ESTABLISHED, CONTINUE IN A SOUTHWESTERLY DIRECTION ALONG THE WESTERLY RIGHT-OF-WAY OF PHARR COURT SOUTH THE FOLLOWING COURSES AND DISTANCES: 1) SOUTH 03°39'18" WEST A DISTANCE OF 47.40 FEET TO A POINT; 2) THENCE 131.68 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 350.00 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 14°26' 01" WEST, 130.91 FEET TO A POINT; 3) THENCE SOUTH 25°12'44" WEST A DISTANCE OF 90.45 FEET TO A POINT; THENCE DEPARTING SAID RIGHT-OF-WAY OF PHARR COURT SOUTH AND RUN NORTH 64°37'09" WEST A DISTANCE OF 298.19 FEET TO A POINT; THENCE NORTH 25°22'51" EAST A DISTANCE OF 209.25 FEET TO AN IRON PIN FOUND (1/2" RE-BAR); THENCE NORTH 66°58'00" EAST A DISTANCE OF 186.32 FEET TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 31°37'30" EAST A DISTANCE OF 157.20 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF PHARR COURT SOUTH AND THE POINT OF BEGINNING; SAID PROPERTY CONTAINING 1.91557 ACRES OR 83,442 SQUARE FEET.

U-06-26/U-70-74

